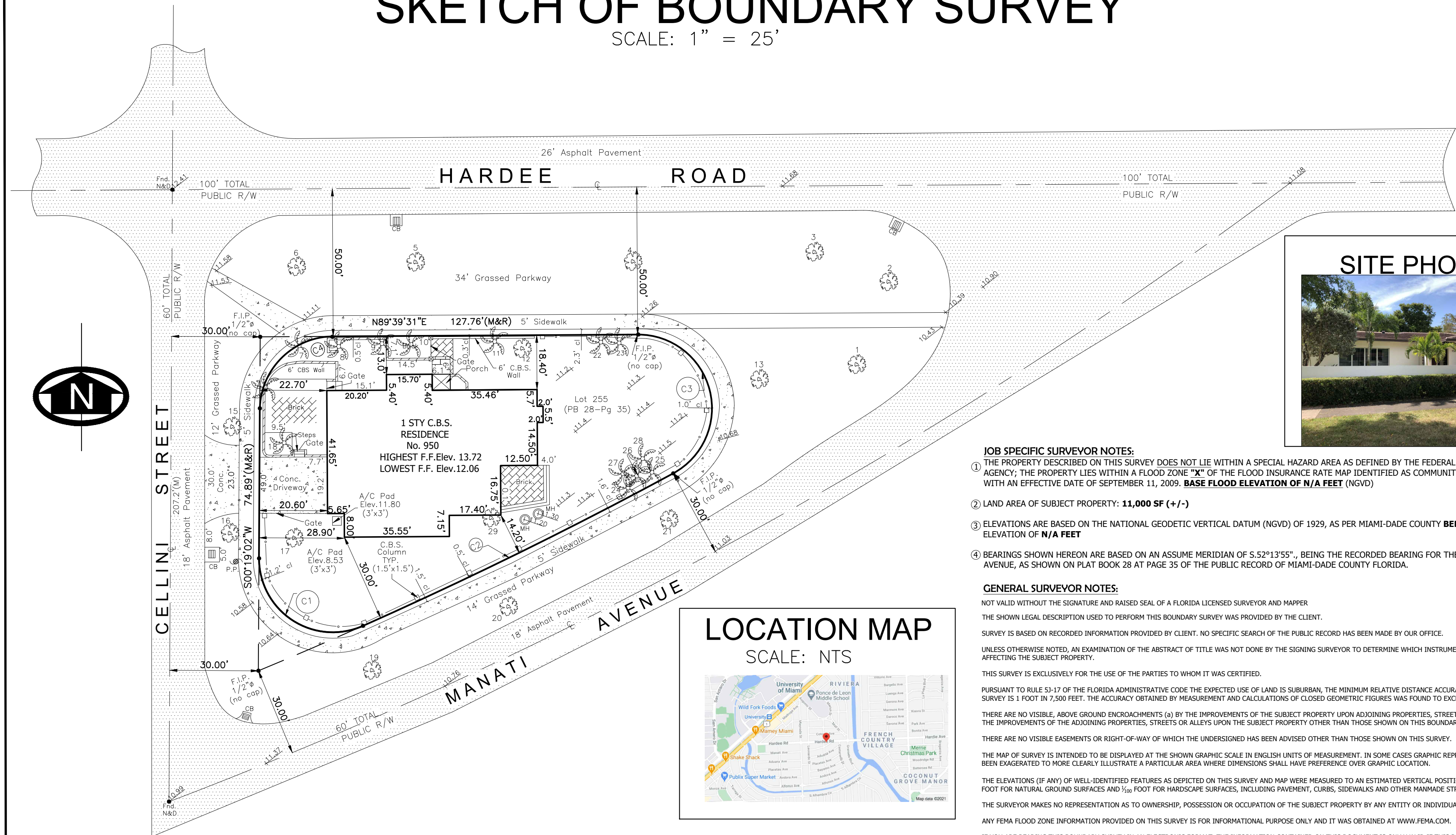


SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 25'



JOB SPECIFIC SURVEYOR NOTES:

- THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. **120639-459L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF N/A FEET** (NGVD)
- LAND AREA OF SUBJECT PROPERTY: **11,000 SF (+/-)**
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI-DADE COUNTY **BENCH MARK No. N/A**, WITH AN ELEVATION OF **N/A FEET**
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF S.52°13'55", BEING THE RECORDED BEARING FOR THE CENTERLINE OF ALFONSO AVENUE, AS SHOWN ON PLAT BOOK 28 AT PAGE 35 OF THE PUBLIC RECORD OF MIAMI-DADE COUNTY FLORIDA.

GENERAL SURVEYOR NOTES:

NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.

SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.

UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.

THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.

PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE THE EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/100 FOOT FOR HARDCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

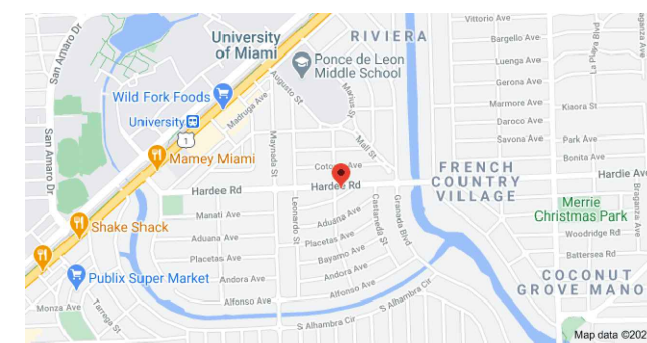
IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 53-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

LEGAL DESCRIPTION:

ALL OF BLOCK 255, OF REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 12, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28 AT PAGE 35, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LOCATION MAP

SCALE: NTS



SITE ADDRESS: 950 HARDEE ROAD, CORAL GABLES, FLORIDA 33146
JOB NUMBER: 14-256
DATE OF SURVEY: MARCH 5, 2014 /APRIL 2, 2021 (UPDATE)
FOLIO: 03-4129-032-3090

ENCROACHMENTS AND OTHER POINTS OF INTEREST:

- THERE ARE NO VISIBLE ENCROACHMENT OF THE SUBJECT PROPERTY
- THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE X (SEE NOTE 1)
- THERE ARE NOT PLATTED UTIL. EASEMENTS ON THE SUBJECT PROPERTY

CERTIFIED TO:

CRISTINA GARCIA
SALCEDO ATTORNEY AT LAW, P.A..
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

ABBREVIATION (IF ANY APPLIED)

A = CURVE
A/C = AIR CONDITIONING UNIT
ASPH. = ASPHALT
B.M. = BENCH MARK
B/COR = BLOCK CORNER
CALC(C) = CALCULATED
CB = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
CL = CLEAR
CONC. = CONCRETE
D.M.E. = DRAINAGE MAINT. EASEMENT
D = DIAMETER
EASMT. = EASEMENT
ELEV. = ELEVATION
ENC. = ENCROACHMENT
EQ/H = FOUND DRILL HOLE
F.H. = FIRE HYDRANT
F.N.D. = FOUND NAIL AND DISC
F.P. = FOUND IRON PIPE
F.S. = FOUND SPIKE
L.P. = LIGHT POLE
MEAS(L) = MEASURED
MH = MANHOLE
M = MONUMENT
N = NOT TO SCALE
P/W = PARKWAY
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.C. = POINT OF CURVATURE
P.I. = POINT OF INTERSECTION
P.L. = PROPERTY LINE
P = POWER POLE
P.M. = PERMANENT REFERENCE MONUMENT
P.T. = POINT OF TANGENCY
RAD. = RADIAL
REC. (R) = RECORDED
R/W = RIGHT OF WAY
SEC. = SECTION
S.O.H. = SET ORILL HOLE
S.A/D = SET NAIL AND DISC
S.R.B. = SET REBAR
STY = STORY
SWK. = SIDEWALK
T.O.P. = TOP OF BANK
U.E. = UTIL. EASEMENT
W.P. = WOODEN POLE
S = SECTION LINE

SURVEYOR'S LEGEND (IF ANY APPLIED)

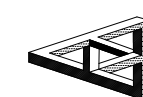
BOUNDARY LINE
STRUCTURE (BLDG.)
CONCRETE BLOCK WALL
METAL FENCE
WOODEN FENCE
CHAIN LINK FENCE
WOOD DECK/DOCK
ASPHALTED AREAS
CONCRETE
BRICKS OR PAVERS
ROOFED AREAS
WATER (EDGE OF WATER)
CATCH BASIN
MANHOLE
OVERHEAD ELECT.
POWER POLE
LIGHT POLE
HANDICAP SPACE
HANDICAP SPACE
WATER VALVE
TV-CABLE BOX
WATER METER

CURVE DATA

C1	R=25.00' A=49.87' Δ=114°17'16"
C2	R=1520.0' A=117.10' Δ=4°24'51"
C3	R=25.00' A=66.31' Δ=15°57'25"
C4	R=25.00' A=49.87' Δ=114°17'16"

No.	TREE NAME	BOTANICAL NAME	D.B.H.	HEIGHT	SPREAD
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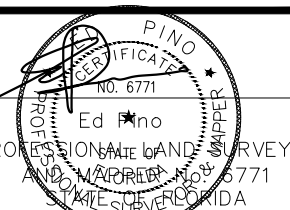
WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE LAW, CHAPTER 472.027 TO THE FLORIDA STATUTES.



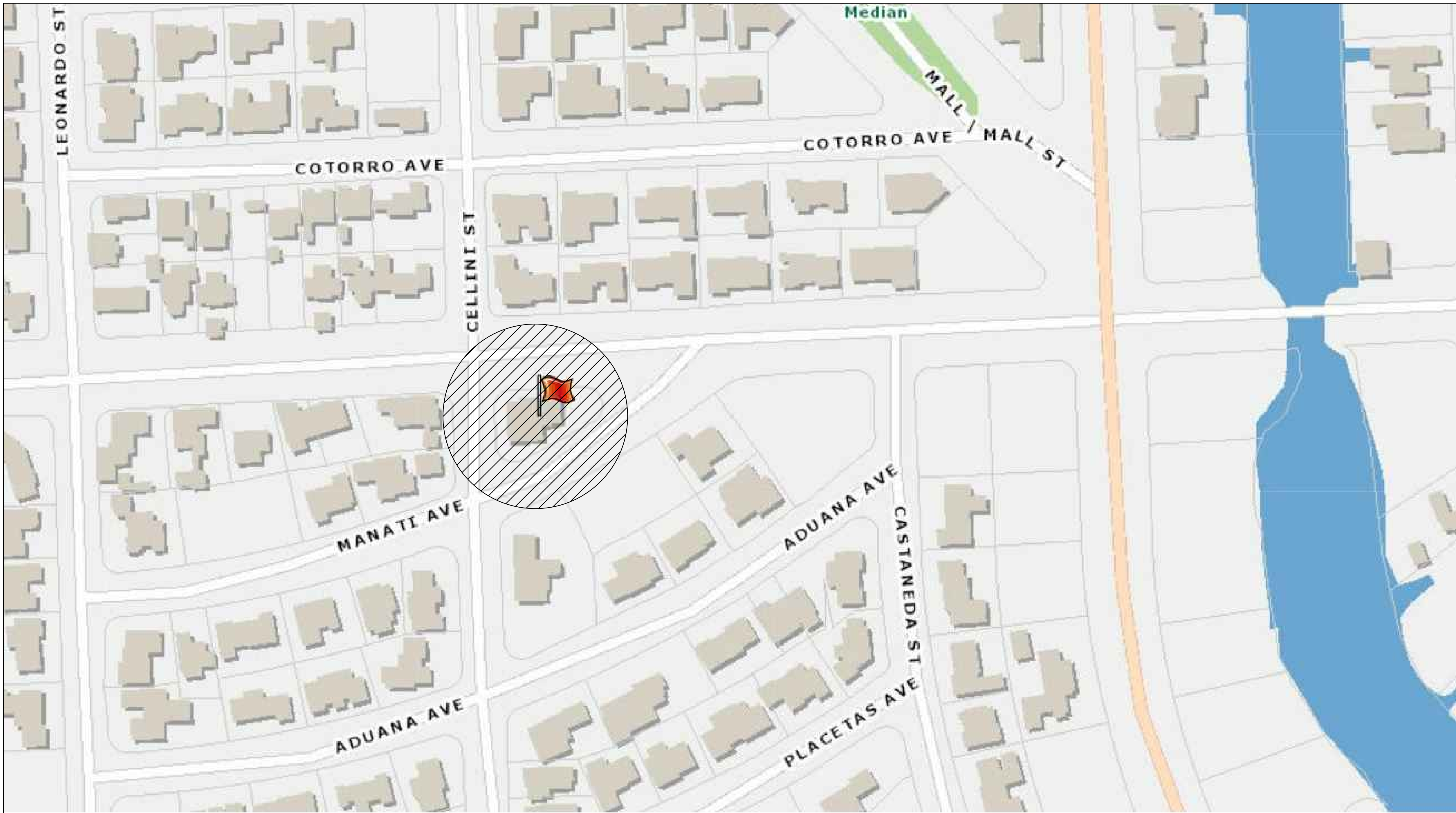
LB 6683

American Services of Miami, Corp.
Consulting Engineers . Planners . Surveyors

3195 PONCE DE LEON BLVD, SUITE 200
CORAL GABLES, FL 33134
PHONE: (305)598-5101 FAX: (305)598-8627
ASOMIAMI.COM



DATE: APRIL 14, 2021



Location Map

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- Architectural Existing Site Plan
- Architectural Zoning Data
- Architectural Existing Photos
- Architectural Content Photos
- Architectural Proposed Site Plan
- Architectural Open Space & Lot Coverage
- Architectural Proposed Floor Plan

- Architectural Enlarged Proposed Floor Plan
- Architectural Proposed Roof Plan
- Architectural Existing Proposed Elevations (South)
- Architectural Existing Proposed Elevations (North)
- Architectural Existing Proposed Elevations (West)
- Architectural Existing Proposed Elevations (East)
- Architectural Materials Board
- Architectural Tree Deposition Plan



Hardee Road
Coral Gables, FL 33134

Scale of 1" = 100'

Neighborhood Auxiliary Structure
Covered Terrace and Proposed
Pool and Deck

Volante
Residence

Hardee Rd.
Coral Gables, FL 33134

revisions

date: 05-27-21
drawn by: RT
designed by: RT

Architect

Board of Architects | 2021



AA26004002

Miami Office
632 Candia Ave
Coral Gables, Florida 33134
rtapanes@realizationgroup.com

Rafael Tapanes | AIA 071216

Volante Residence

Hardee Rd.
Coral Gables, FL

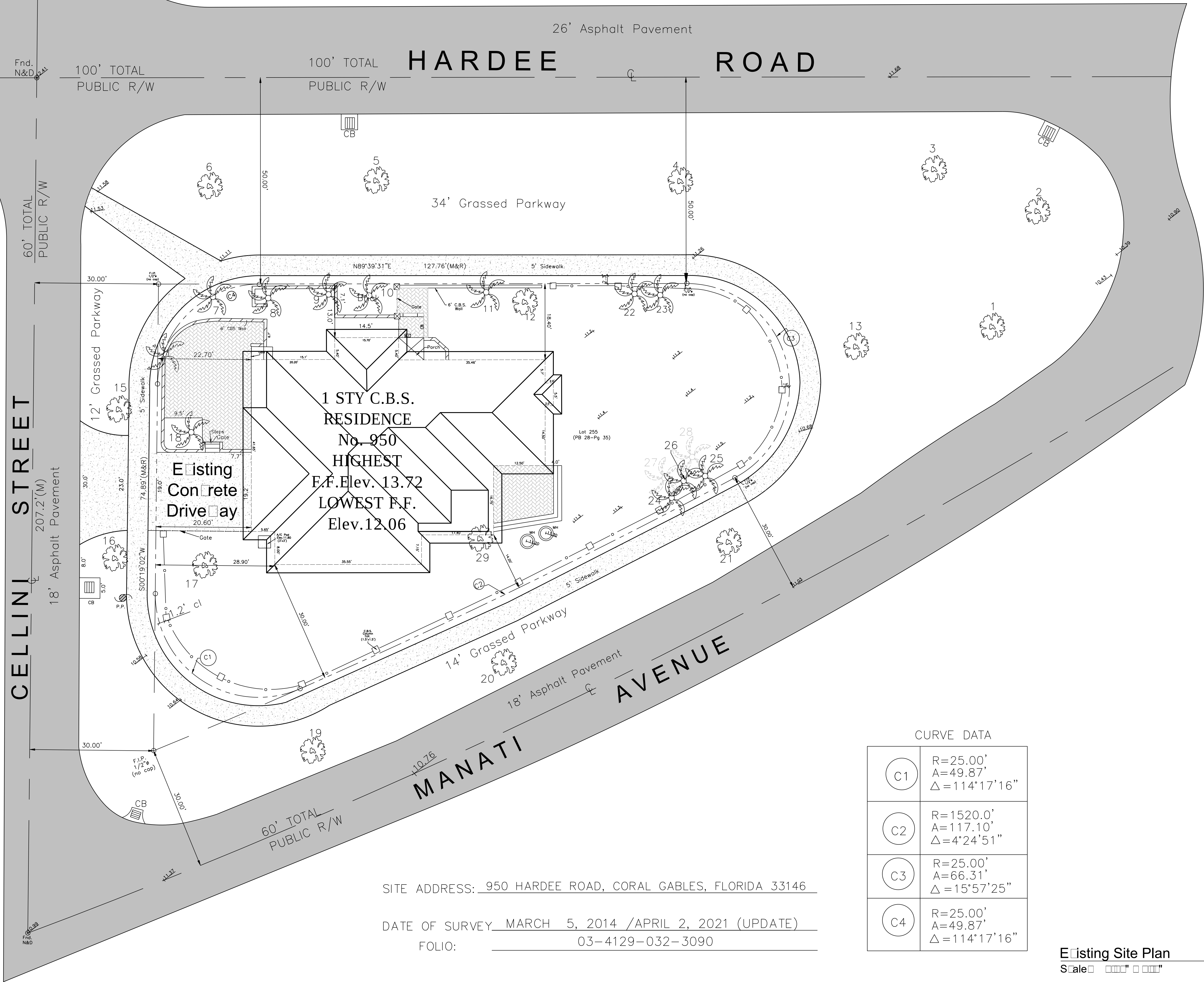
revisions

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designed by: RT

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SITE ADDRESS: 950 HARDEE ROAD, CORAL GABLES, FLORIDA 33146

DATE OF SURVEY MARCH 5, 2014 / APRIL 2, 2021 (UPDATE)

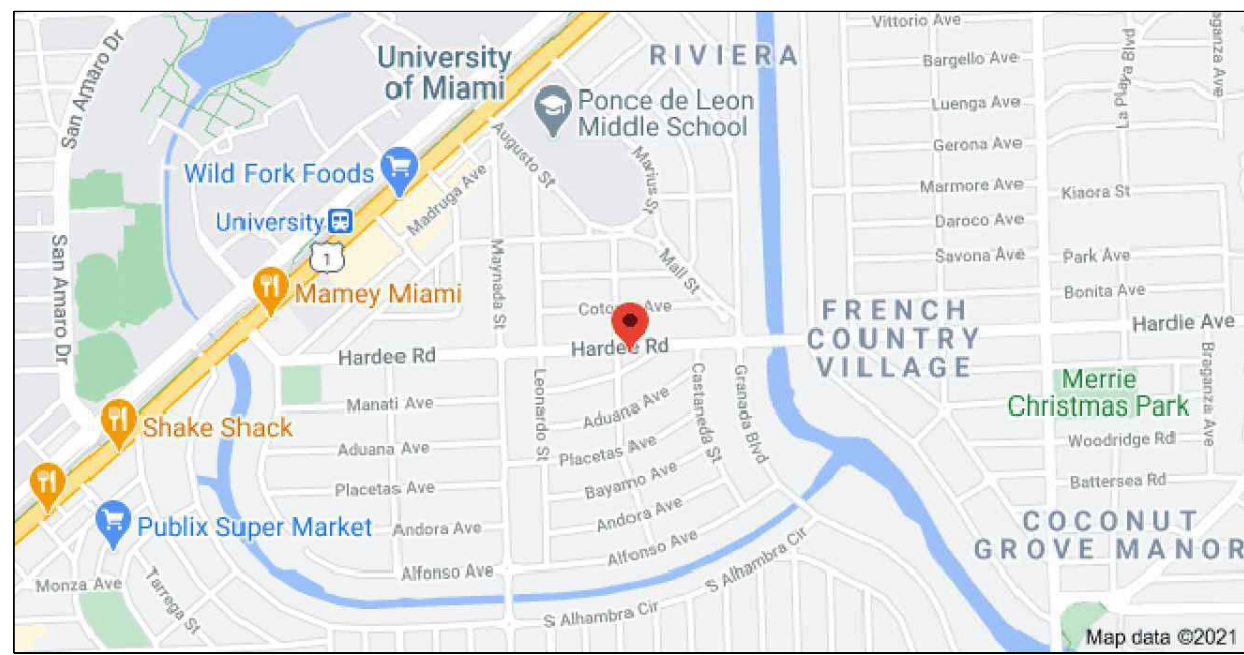
FOLIO: 03-4129-032-3090

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Existing Site Plan

Scale: 1" = 10' 0"



Tree Legend

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Zoning: SFR - Single Family Residential		Required / Allowed	Existing	Proposed
Lot Occupation				
a. Lot area (sf)	5,000 SF	11,345 SF		
b. Lot width	50 FT min.	74.89 FT		
c. Ground area coverage (Article 4. 4-7)	5,102 SF max. (Main Building + Accessory)	3,409 SF	4,344 SF	
	Max. for Main Building = 35% = 3,970 SF		3,409 SF	
	Max. for Auxiliary Structures = 10% = 1,135 SF		935 SF	
d. Floor Area	4,553.5 SF max.	3,156 SF	3,252 SF	
5,000 SF or less - 48%	5,000 x 48% = 2,400 SF			
Next 5,000 SF - 35%	5,000 x 35% = 1,750 SF			
Remainder of the building site area- 30%	1345 x 30% = 403.5 SF			
e. Density	One (1) principal building	1 Principal Building		
Building Setbacks				
a. Front setback	25 ft	* (Existing Non-Conforming)	20.6 Ft *(e.n.c)	unchanged
b. Side Setback				
b. 1 - Interior Side	15 ft. (20% of the total lot width, with a combined maximum of 20 feet shall be equal on both sides)			
b. 2 - Side Street	15 feet.	* (Existing Non-Conforming)	L: 13 FT / R. 14.2 FT	new structure proposed at 15' Street setbacks
c. Rear	10 ft. If compatible with neighborhood character, the Board may recommend variances to allow a rear setback of 5 feet.	No Rear Lot Line		N/A
Building Height				
a. Maximum height	2 Stories or 25 feet. Measure from finish floor to the tie-beam on the floor, excluding a raised floor of thirty (30) inches	16'-2"	18'-9"	
Parking Requirements				
a. Single Family	One (1) parking space consisting of a roofed structure. Which utilized the same materials as the principle structure and that is a garage, carport, or porte-cochere	2 Spaces	2 spaces	
Landscape Requirements				
a. Landscape Open Space	All buildings shall provide landscaped open space of not less than forty (40%) percent of the areas of the building site. At least twenty (20%) percent of the required forty (40%) of the landscape open space shall be located in the front yard area.	6,571 SF	4,731 SF	
	Minimum Required Landscape Open Space = 40% = 4400 SF	6,571 SF	4,731 SF	
	Minimum Required Landscape Open Space on Front yard 20% or 40% = 880 SF	1,022 SF	1,022 SF	

CORAL GABLES RIVIERA SEC ☐
PB ☐
ALL BLK ☐
LOT SIZE IRREGULAR
OR ☐
COC ☐

000 HARDEE RD
CORAL GABLES FL 00000

Rafael Tapanes | AR97896

Volante Residence

Hardee Rd.
Coral Gables FL

revisions

date:	05-27-21
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drawn by:

designed by:

A

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Board of Architects | 2021

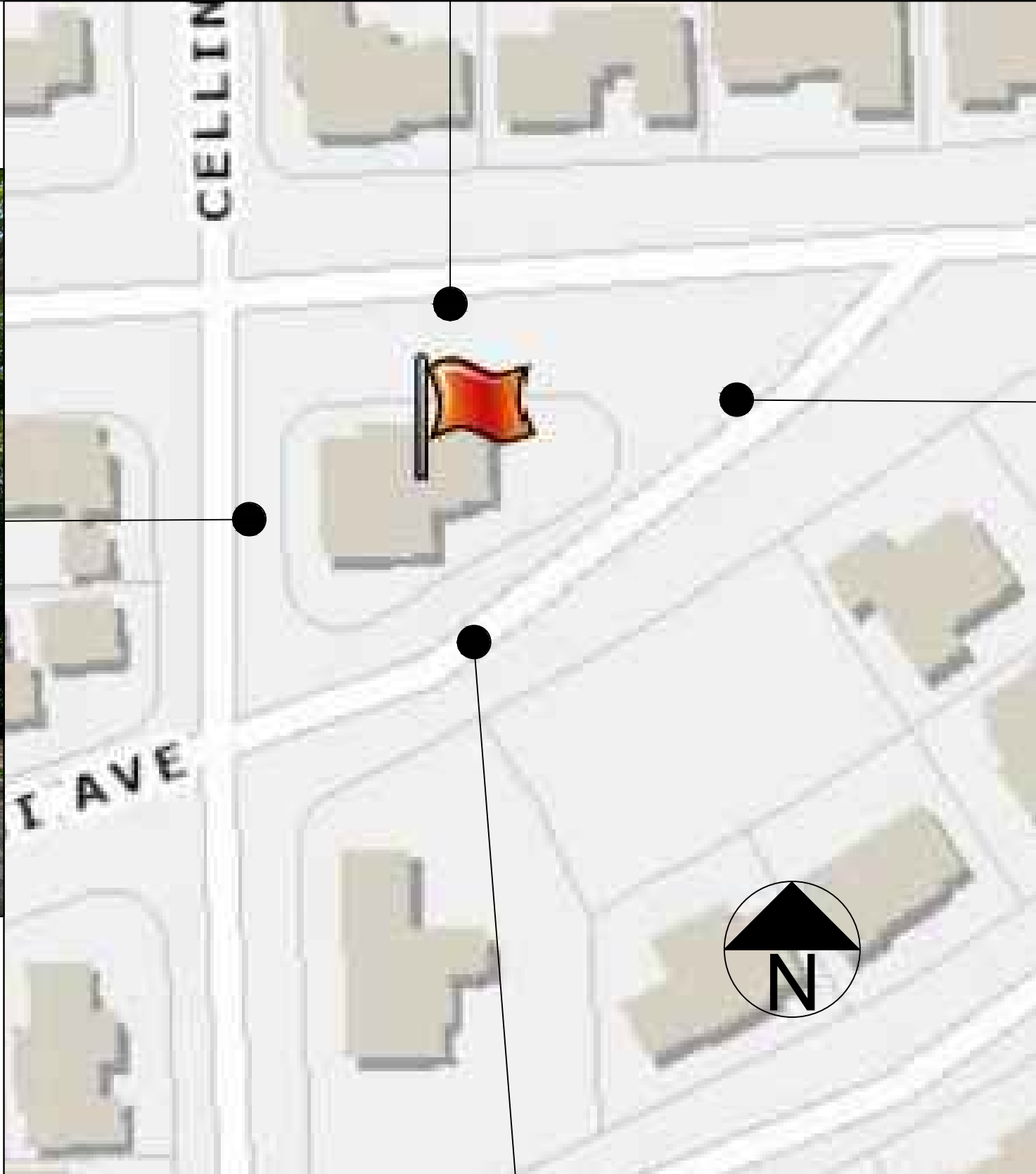
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North Side
on
Hardee Road
Side Street



West Side
on Cellini Street
Front



East Side
on Corner of Manati Ave
Hardee Road
Side Street Intersection



South Side
on Manati Ave
Side Street

Photos of Residence

Volante Residence

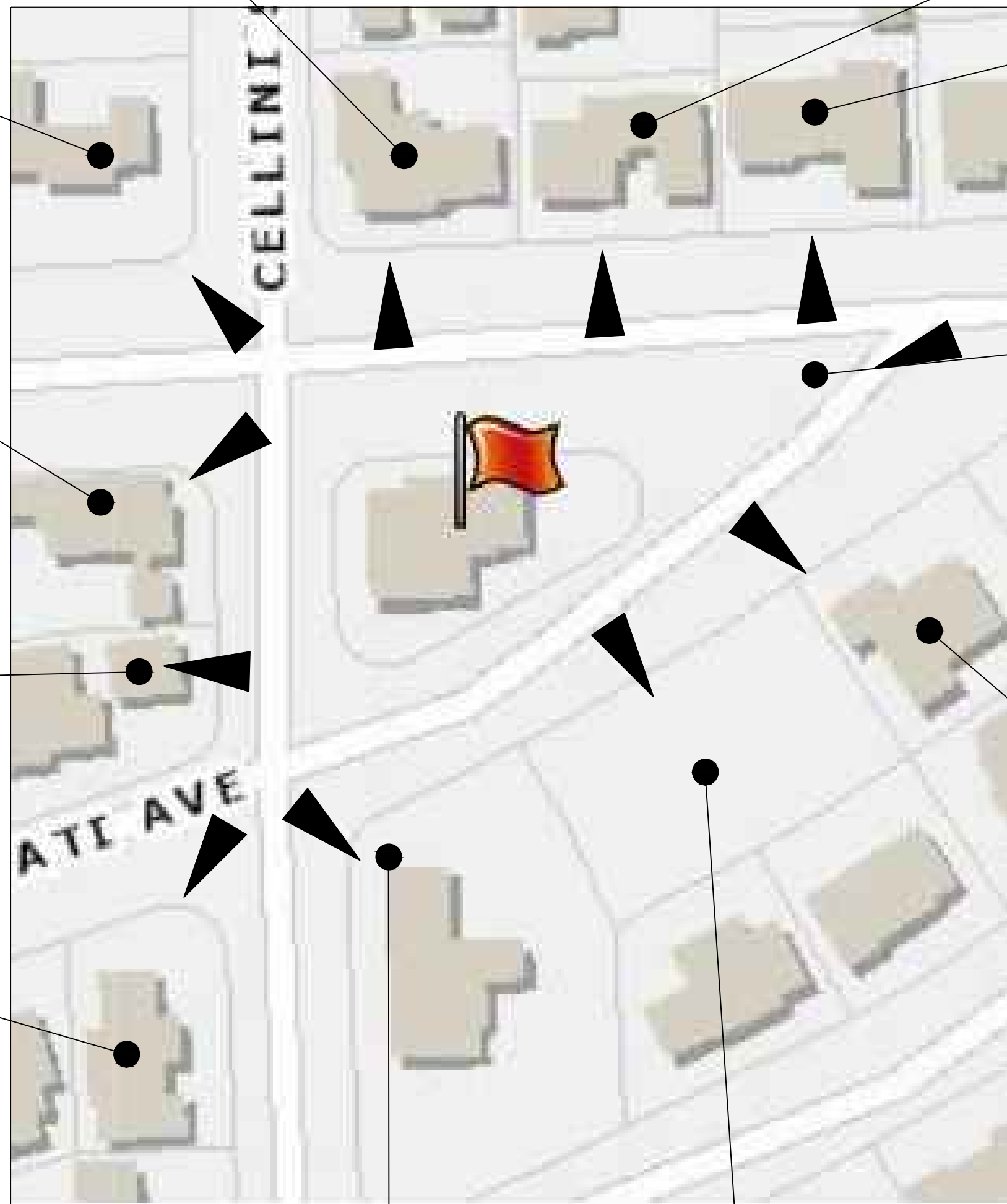
Hardee Rd.
Coral Gables, FL

revisions

date: 05-27-21
drawn by: RT
designed by: RT

AIA

Board of Architects | 2021



Volante Residence

Hardee Rd.
Coral Gables, FL

revisions

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drawn by: RT
designed by: RT

AIA

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Content Photos

Tree Legend

No.	TREE NAME	BOTANICAL NAME	D.B.H.	HEIGHT	SPREAD
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Volante Residence

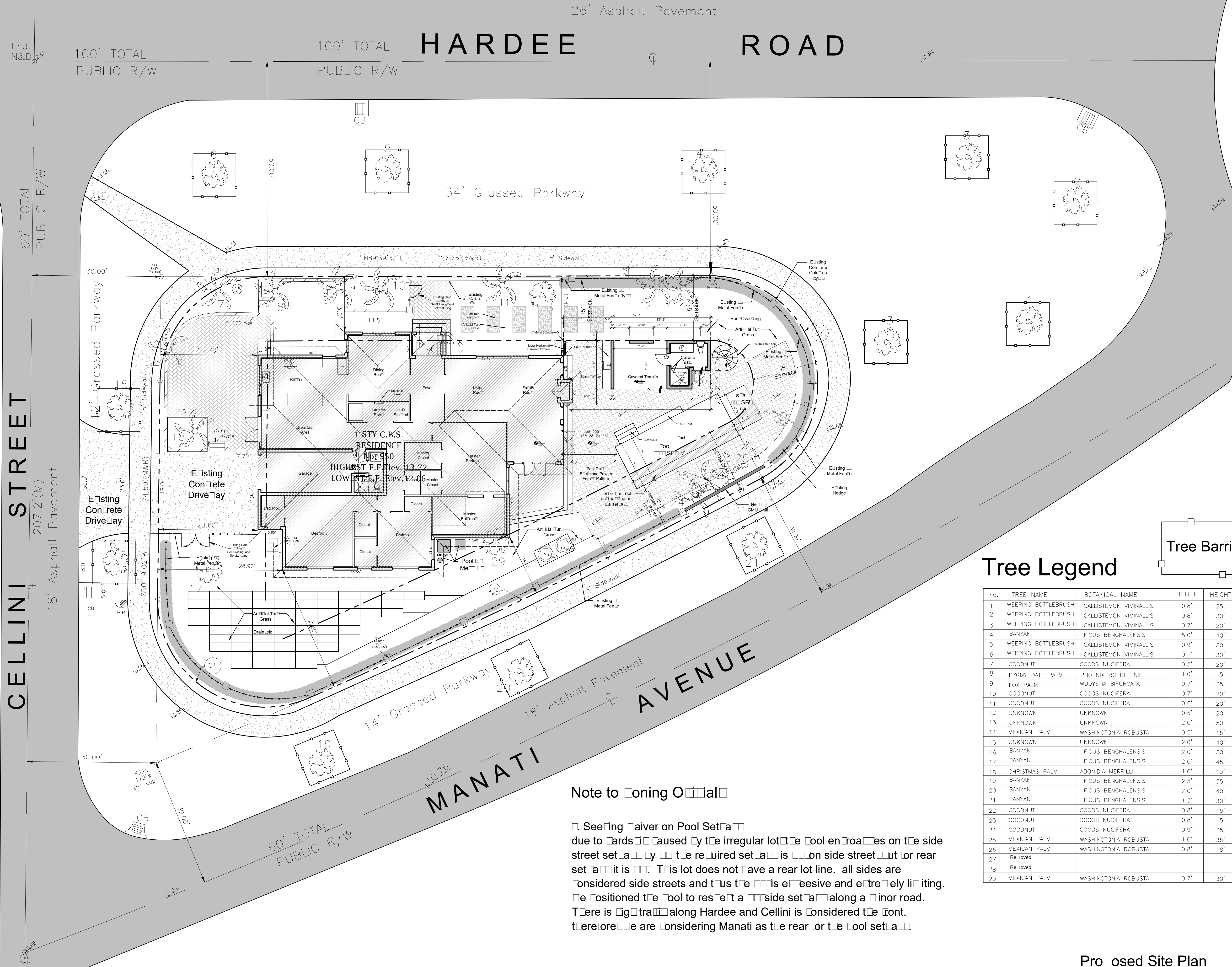
Hardee Rd.
Coral Gables, FL

revisions

date: 05-27-21
drawn by: RT
designed by: RT

A

Board of Architects | 2021



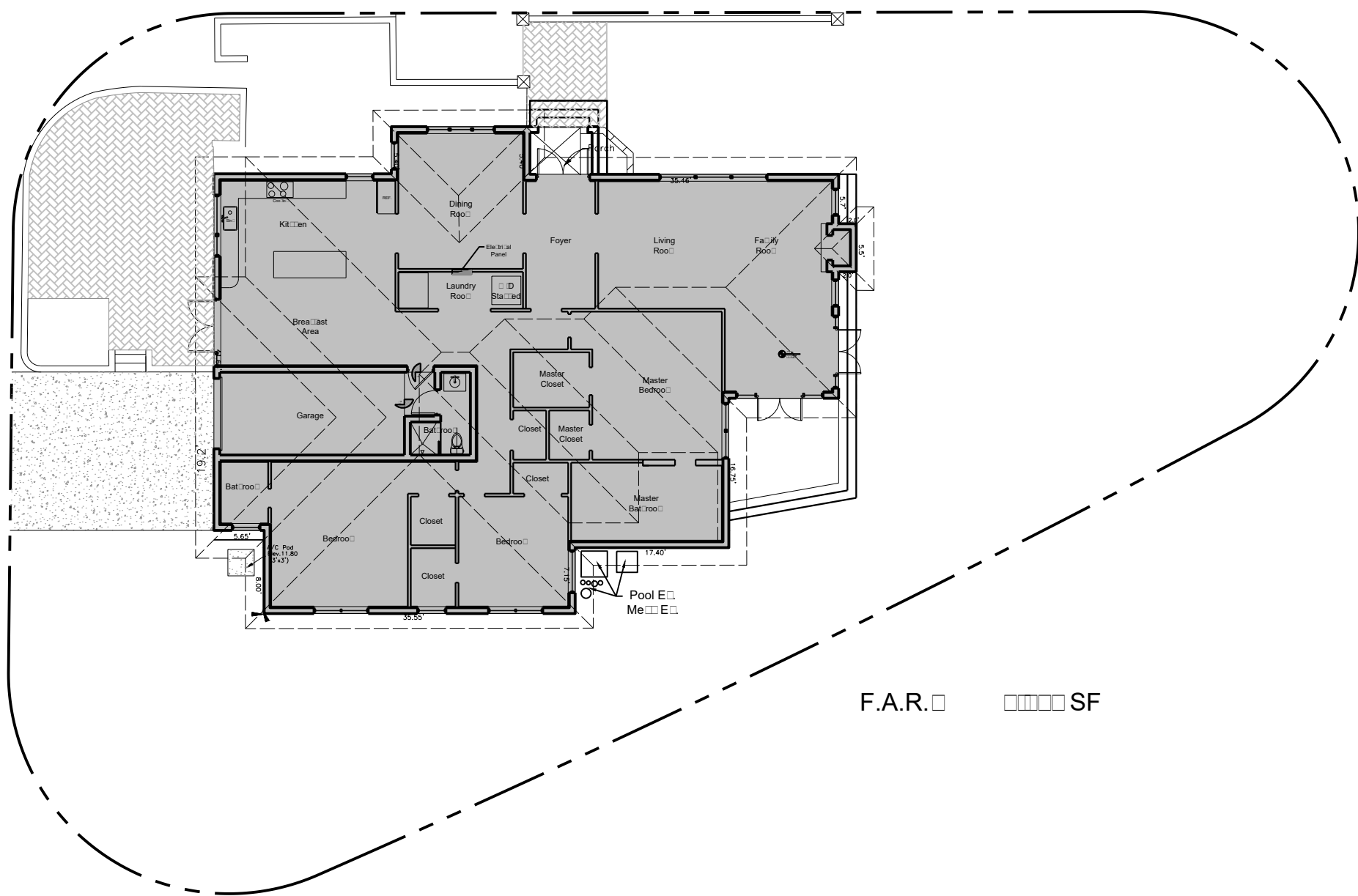
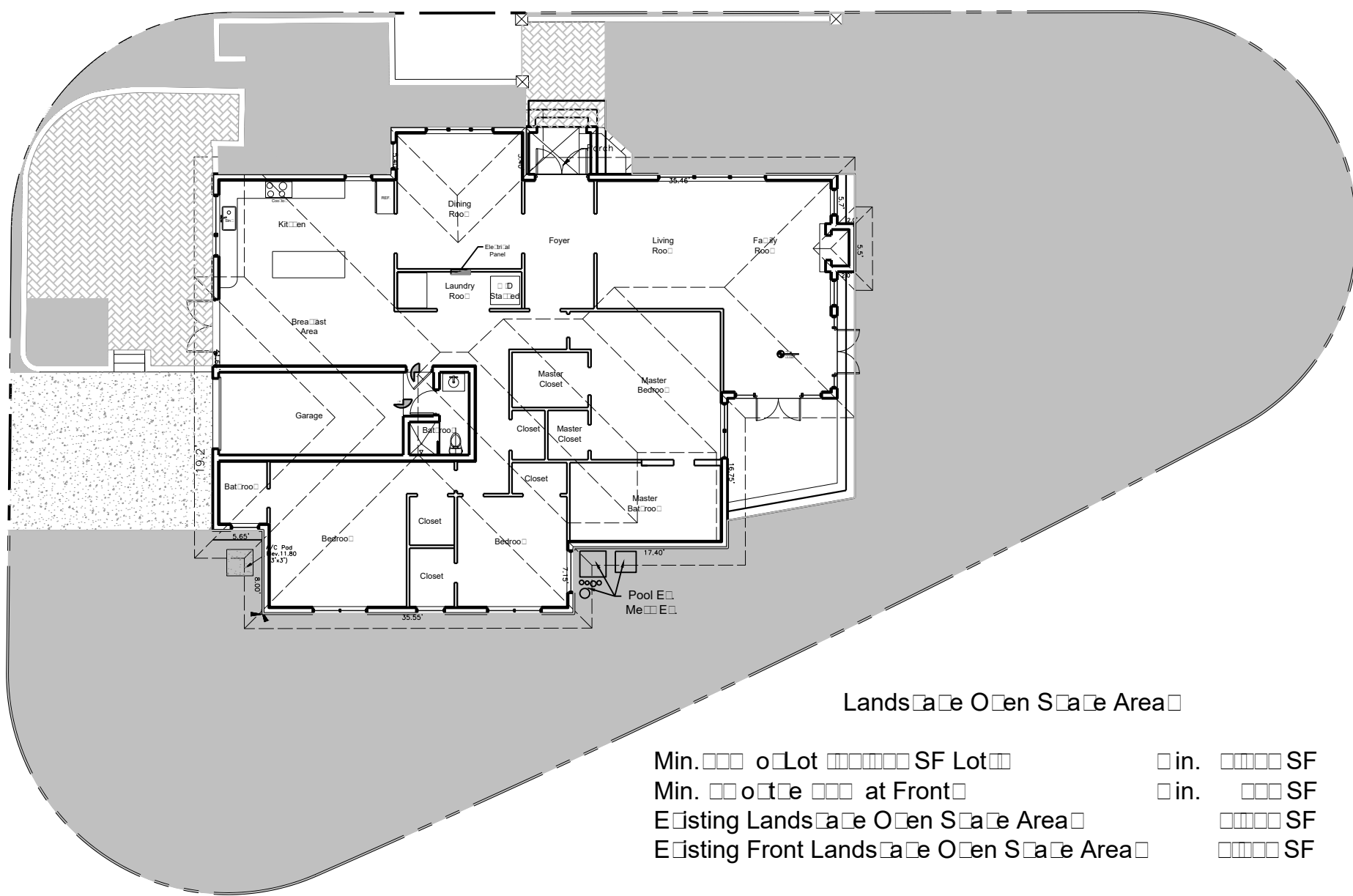
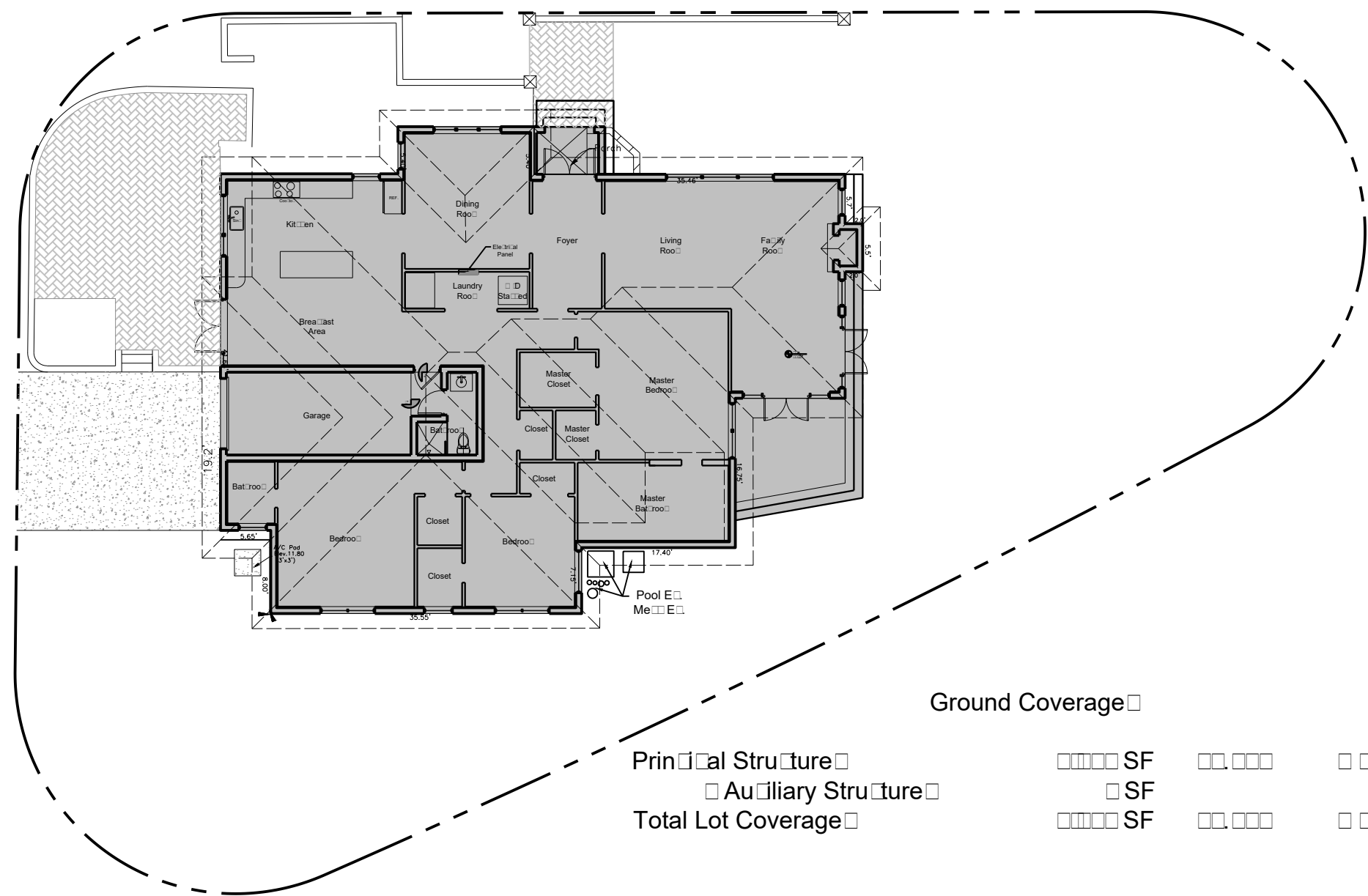
Note to Zoning Official

See drawing on Pool Setback due to setbacks caused by the irregular lot. The pool encroaches on the side street setback by the required setback is on the side street or rear setback. This lot does not have a rear lot line. All sides are considered side streets and thus the setbacks are excessive and extremely limiting. The positioned the pool to respect a setback along a minor road. There is a gap between Hardee and Cellini is considered the front. Therefore we are considering Manati as the rear for the pool setback.

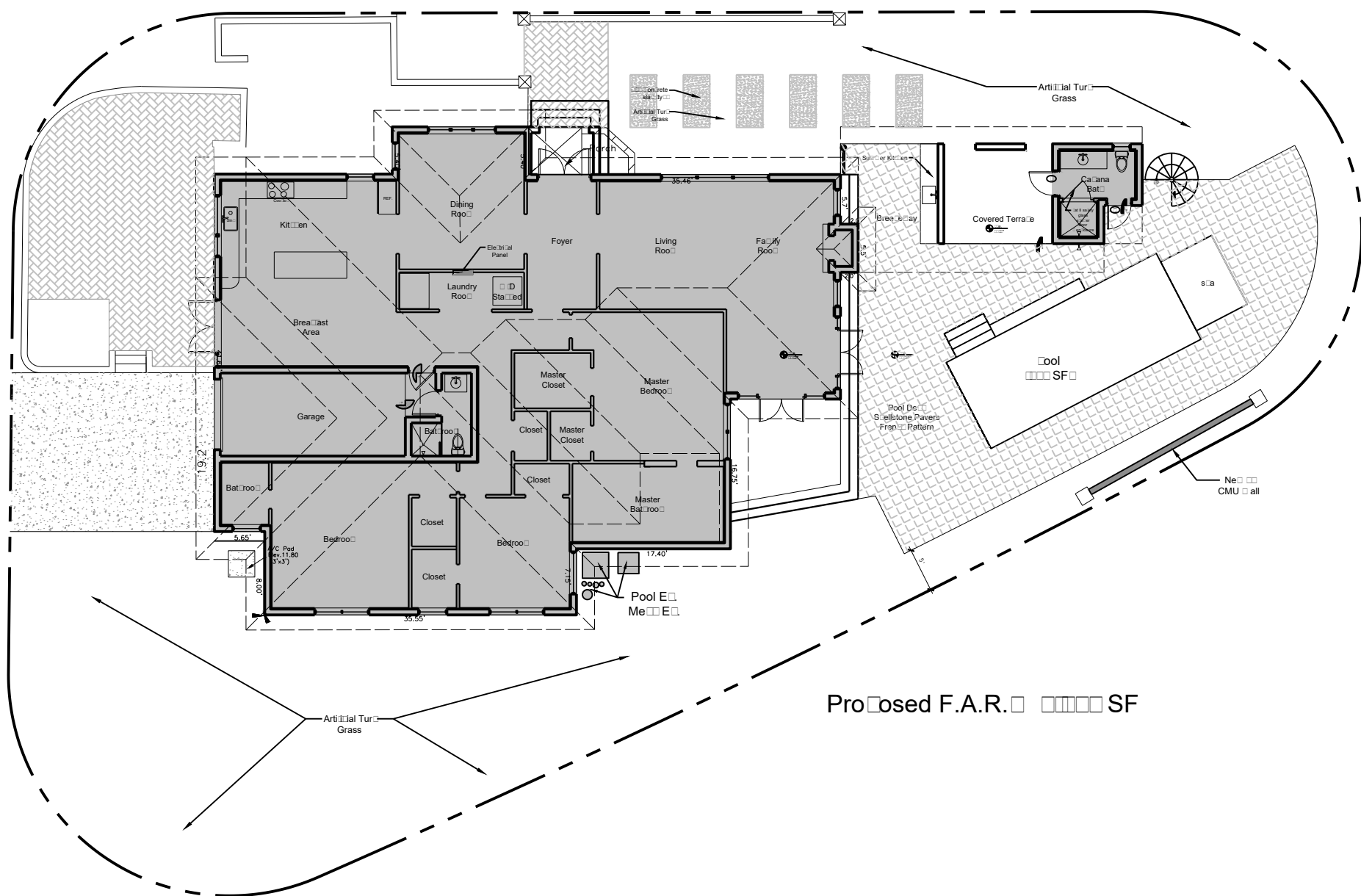
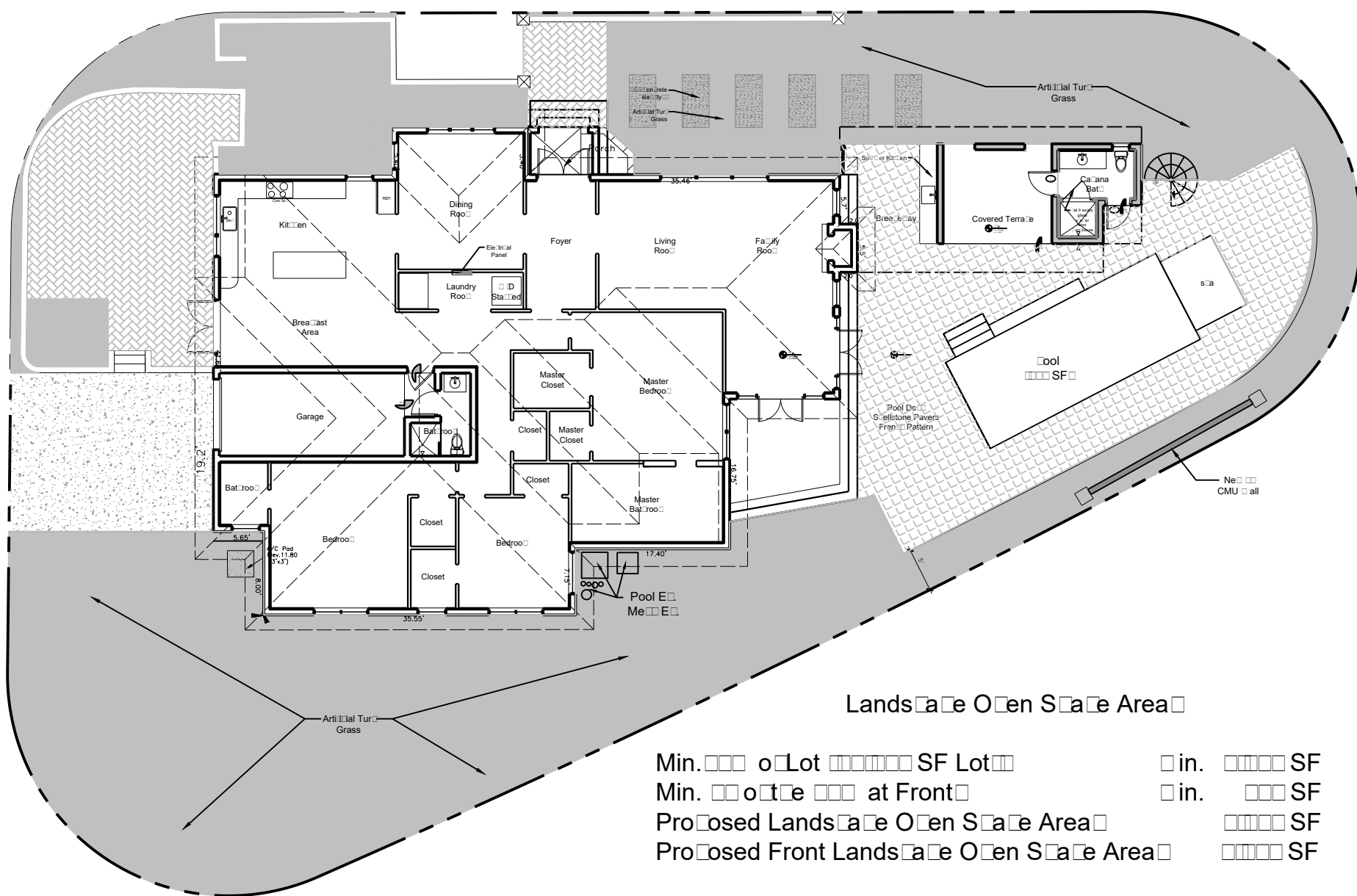
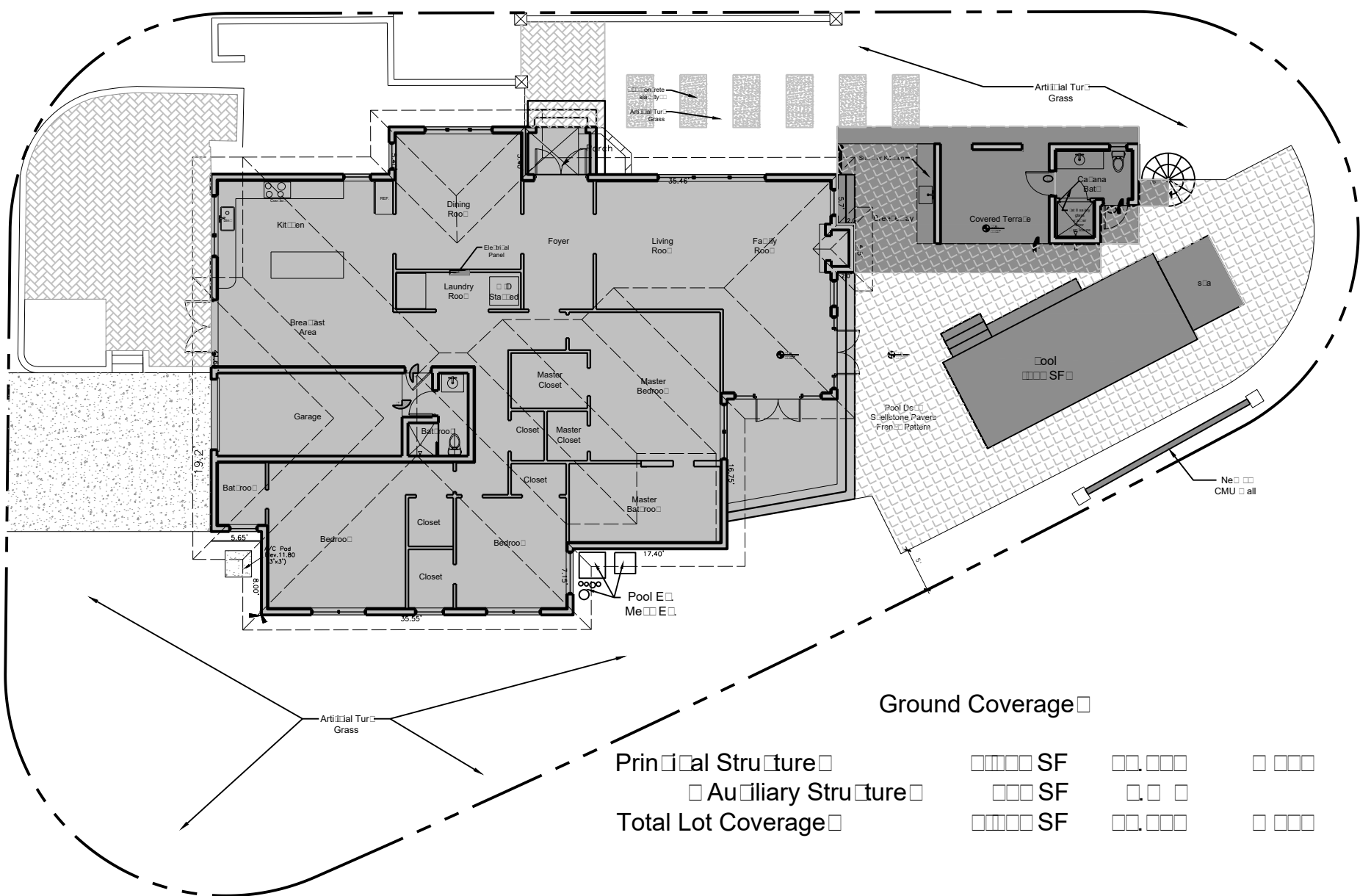
Proposed Site Plan

Scale 1" = 10' 0"

Lot Total SF



Existing



Proposed

Volante Residence

Hardee Rd.
Coral Gables, FL

revisions

date: 05-27-21
drawn by: RT
designed by: RT

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[illegible]

Rafael Tapanes AR97896



Hardee Rd.
Coral Gables FL

designed by: RT

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CELLINI STREET

207.2 (M)
18' Asphalt Pavement

60' TOTAL
PUBLIC R/W

100' TOTAL
PUBLIC R/W

100' TOTAL
PUBLIC R/W

HARDEE ROAD

26' Asphalt Pavement

34' Grassed Parkway

1 STY C.B.S.
RESIDENCE
No. 950
HIGHEST F.F. Elev. 13.72
LOWEST F.F. Elev. 12.06

MANATI AVENUE

18' Asphalt Pavement

14' Grassed Parkway

60' TOTAL
PUBLIC R/W

Proposed Roo Plan

Scale: 1/8" = 1'-0"

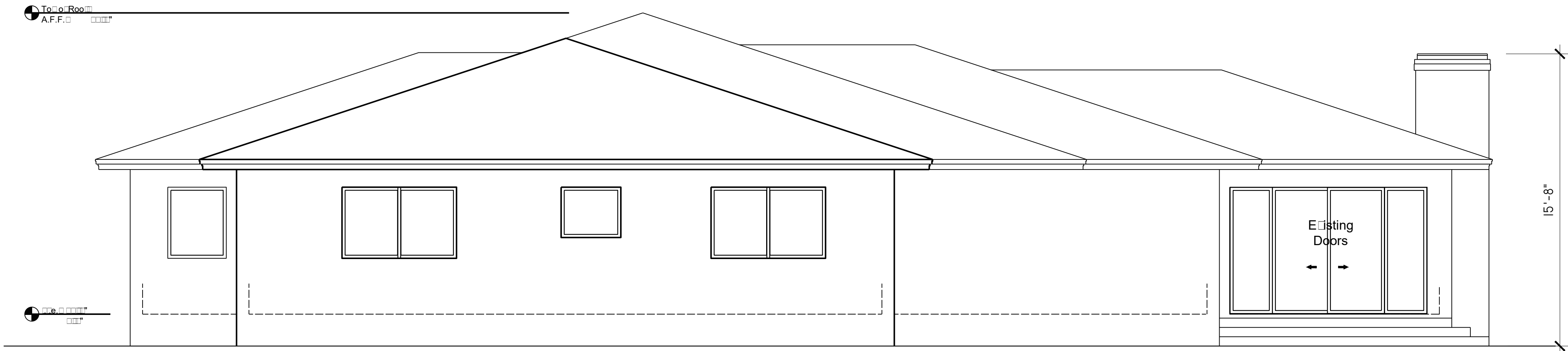
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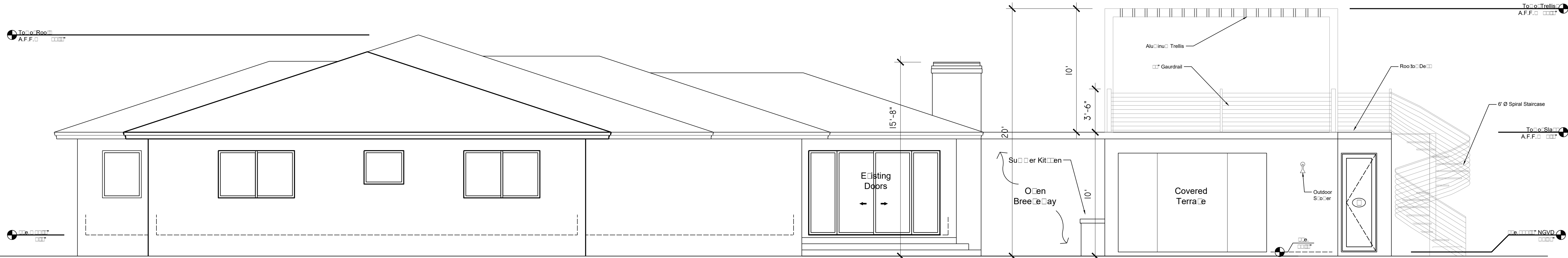
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Existing Sout



Proposed Sout

Elevations

Scale 1/4" = 1'-0"

Volante Residence

Hardee Rd.
Coral Gables, FL

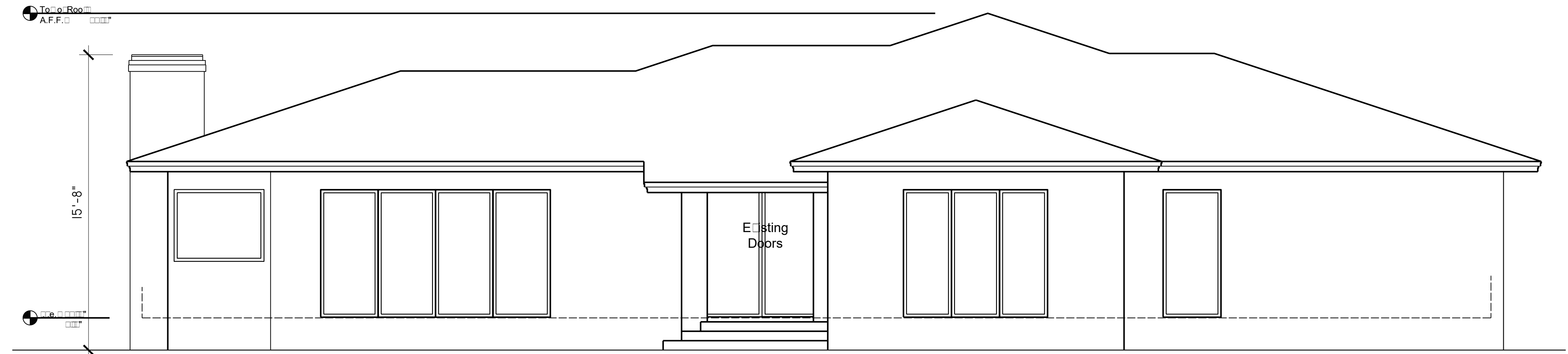
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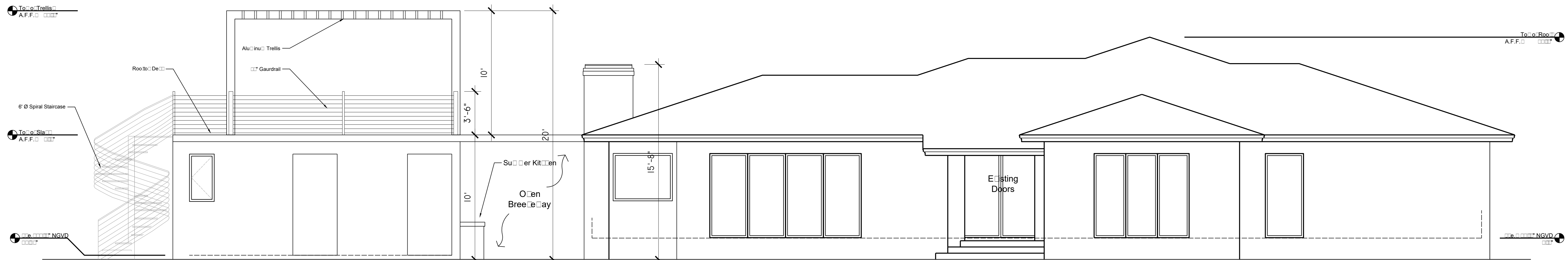
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	Rafael Tapanes	A R 9788060
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Existing North



Proposed North

Elevations

Scale " "

Volante residence

Hardee Rd.
Gadsden, FL

drawn by: RT

signed by:	RT
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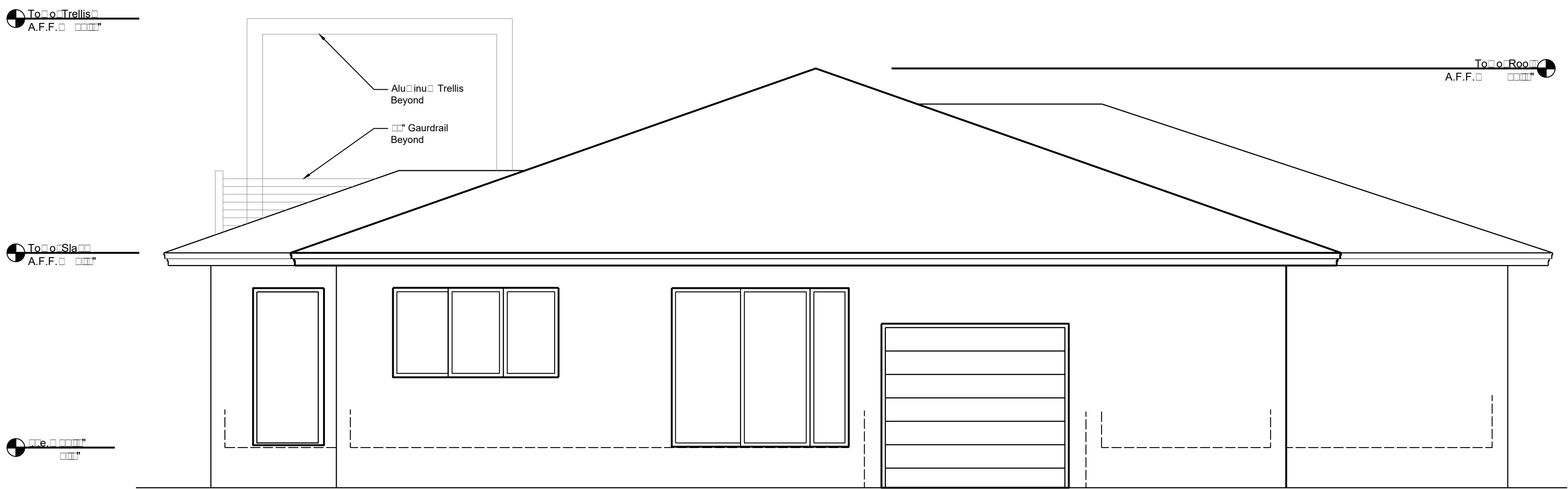
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Existing



Proposed

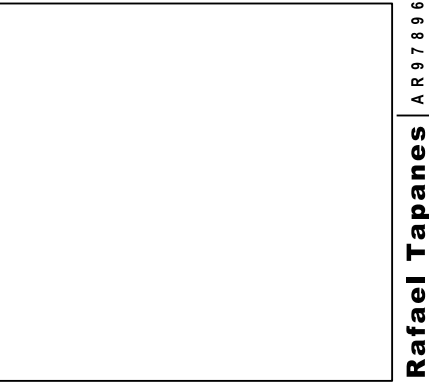
Elevations

Scale 1/8" = 1'-0"



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Volante
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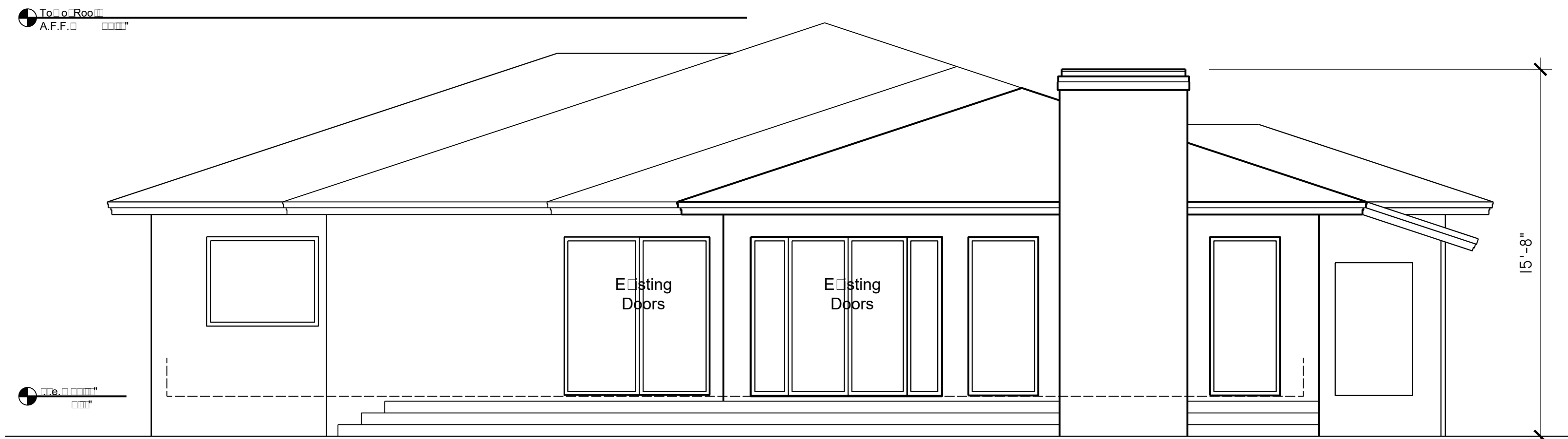
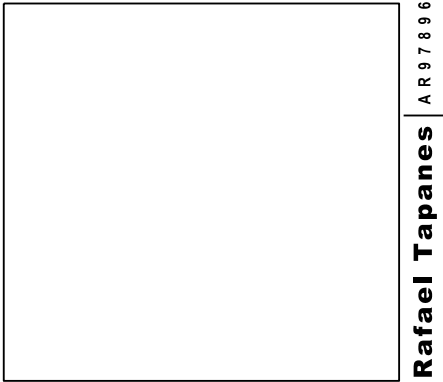
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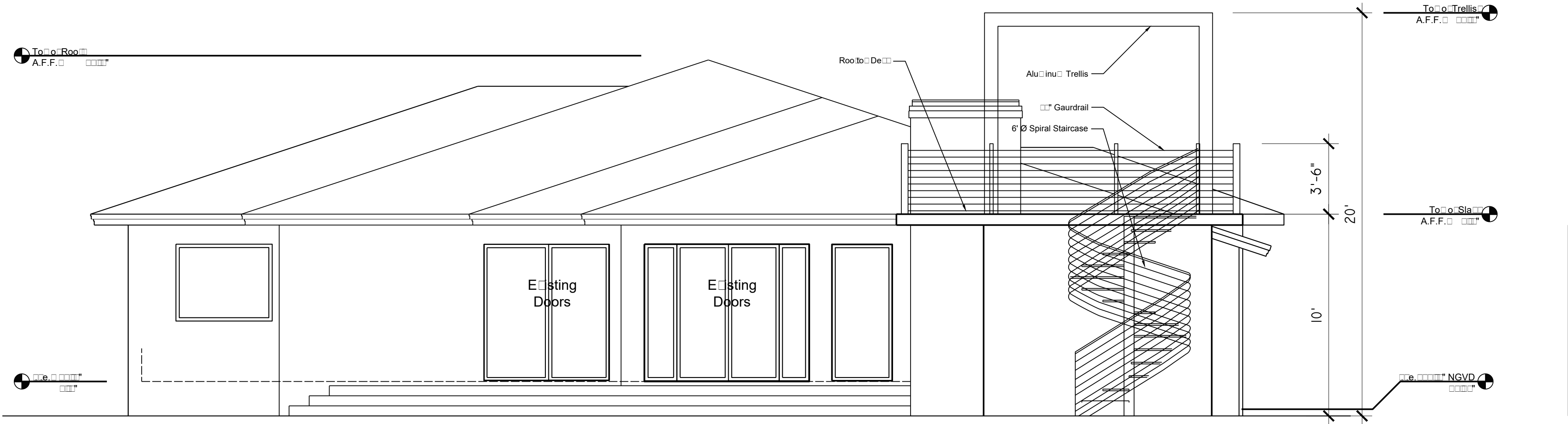


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Existing East



Proposed East

Elevations

Scale 1/8" = 1'-0"

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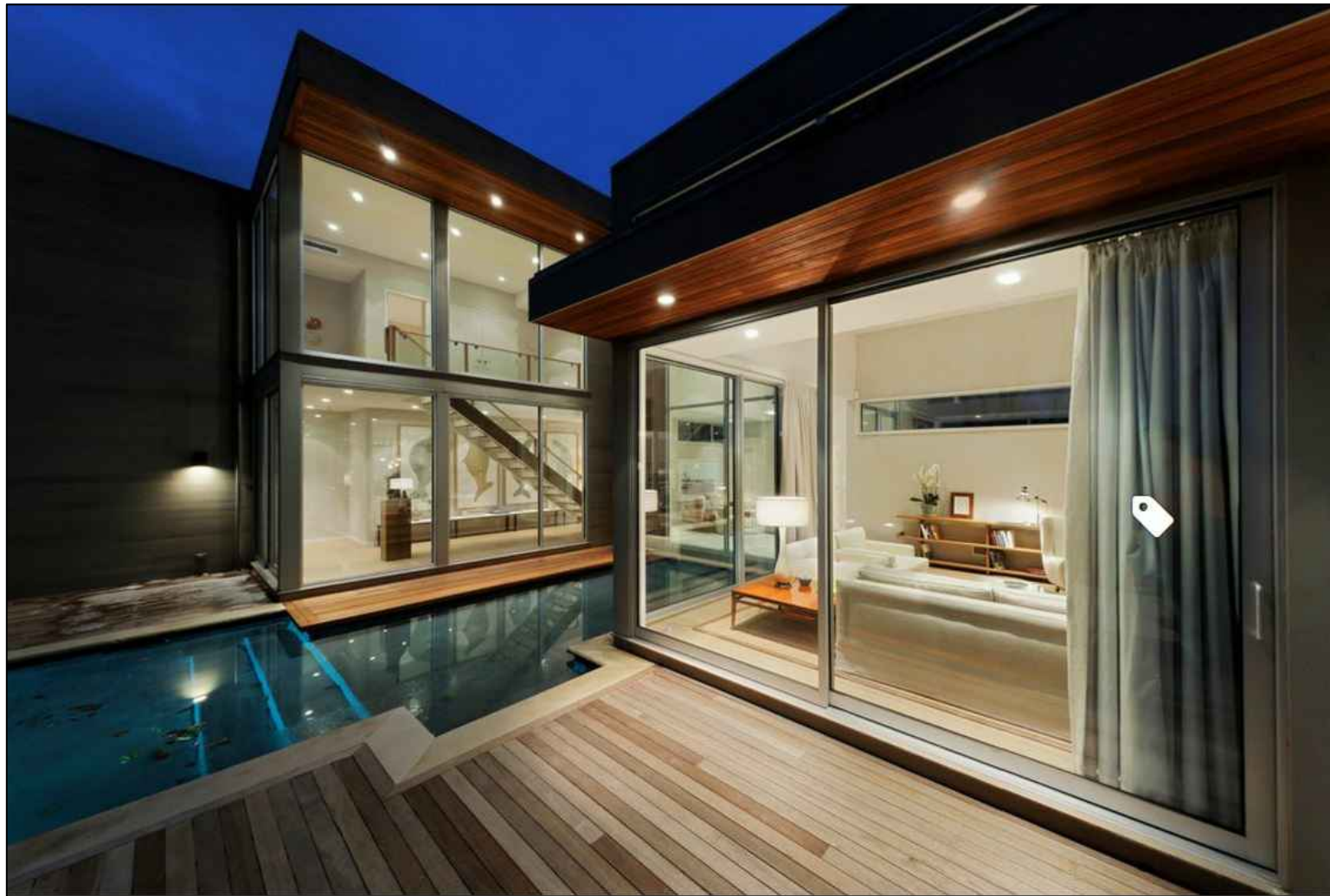
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Rooftop terrace
Composite Deck
Aluminum railing and
Parapet Wall detail



Wood Ceiling Soffit
detail



Pool Deck is
Shellstone Pavers

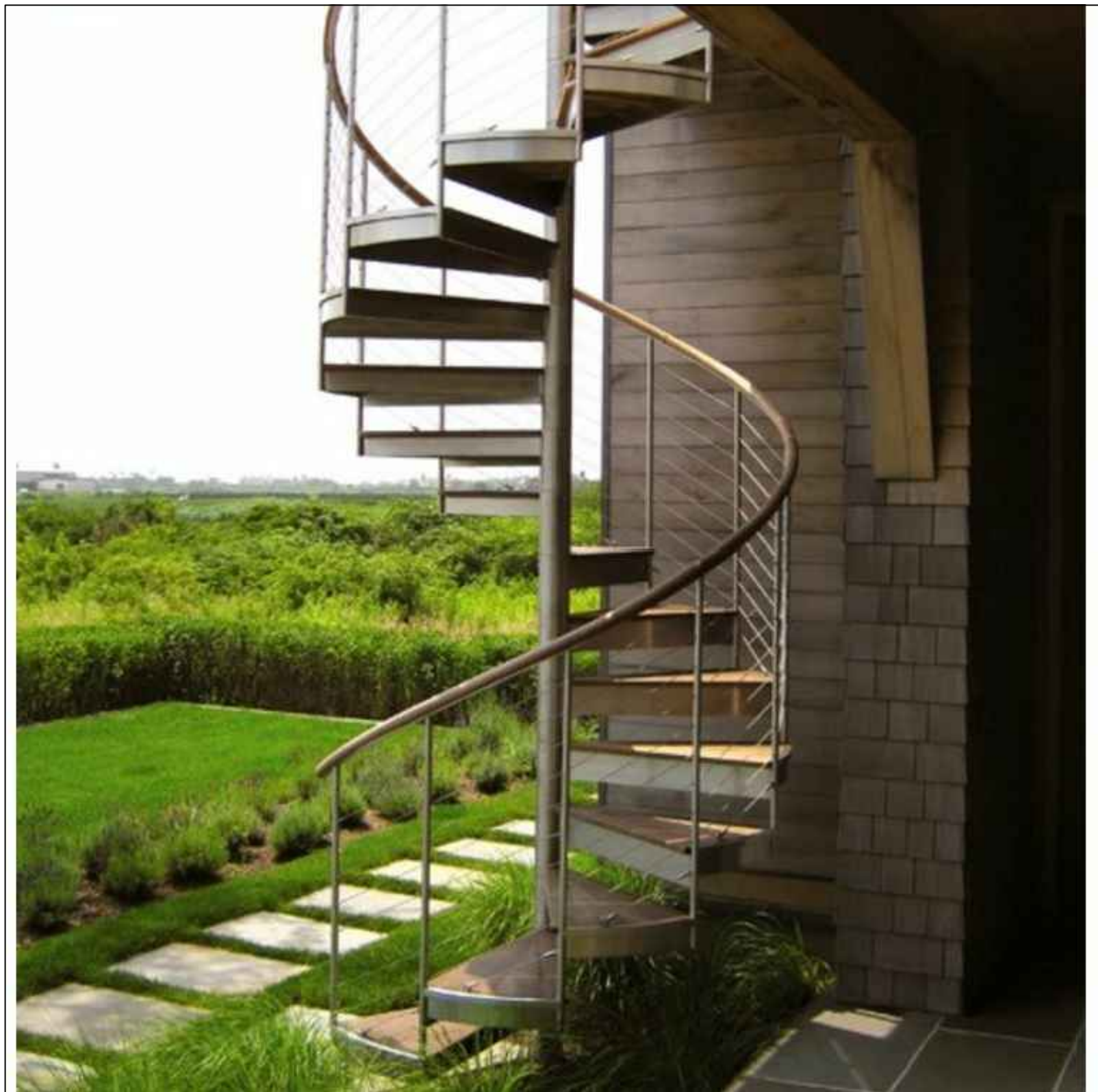


Reference image



Shellstone
Paver

Materials
Board



Spiral Staircase



Cable Railing



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